

City of Coos Bay
Request for Development Proposals for Commercial Development at
150 S. 4th Street, Coos Bay Oregon

DEADLINE EXTENDED



Be a part of the Coos Bay downtown renaissance.
A development opportunity is available for one of the City's last
downtown vacant parcels.

Responses due Friday, February 19, 2021 by 5 PM.

Modifications to the Coos Bay Development Code Planned Unit Development regulations will be effective December 17, 2021. These modifications provide flexibility of development standard that may be of benefit to a proposal for 150 S. 4th Street property. See RFDP **Attachment A**.

Questions? Contact Carolyn Johnson, Community Development Administrator at 541-269-8924 or cjohnson@coosbay.org.

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150 S 4th Street



Figure 1 – Aerial of property

I. The Property. The City of Coos Bay Urban Renewal Agency (URA) Board seeks development proposals for a vacant downtown 10,224 square foot City owned mixed-use commercially zoned parcel on the corner of Anderson and S. 4th Street at 150 S 4th Street. This developable parcel has utilities at curbside; scheduled improvements include new sidewalks and street trees along each property frontage and signalization of the site’s street intersection. This site is at a highly visible corner; Anderson street is one of downtown’s busiest intersections and serves as a main arterial from the Empire District to the Coos Bay Downtown.

II. Our Goal. The Coos Bay City Council and URA Board seek to enhance the downtown as the “commercial center of the City” and to increase it as an economically healthy, attractive and unique place for people to live, work, shop, socialize and recreate. Infill development is key to lend support to both new and re-used projects to boost the expansion and vitality of the downtown commercial district. To implement this goal, pertinent to the property, development proposals must functionally and aesthetically complement downtown Coos Bay.

III. Property Opportunities. Ownership of this site can be negotiated with the City of Coos Bay. There may also be opportunity for a public-private partnership between the URA and a private entity to share costs of initial development expenses. The site is located in the Coos Bay Downtown Urban Renewal area and the Oregon Bay Area Enterprise Zone. Engagement with the South Coast Development Council (a City supported agency) is recommended to discern other potential economic opportunities (<https://www.scdcinc.org/>)

The party selected to develop the project site will be granted exclusive negotiation rights with the City of Coos Bay for a 120-day period. A non-refundable security deposit of \$10,000 (the “Security Deposit”) shall be required upon notification of the selected developer to enter exclusive negotiations. This Security Deposit may be refunded to the Selected Developer in the event a development agreement (“Development Agreement”) cannot be reached within a 120-day period assuming a good faith effort.

IV. Physical Site Elements. The property is flat and has been cleared by the Oregon Department of Environmental Quality. Located in a FEMA designated 100-year floodplain. A geotechnical evaluation is recommended to determine the viability of some redevelopment opportunities.

V. Services to the Property. The property is served by the City of Coos Bay wastewater and storm water utilities. Located in the Coos Bay Downtown Urban Renewal District, there are no System Development Charges (SDCs) for transportation, wastewater, and storm water. Water needs are served by the Coos Bay-North Bend Water Board. Electrical power is provided via Pacific Power and Light. Natural gas is available through Northwest Natural Gas. Telecommunications/fiber can be provided by Frontier Communications, Charter Spectrum, or Douglas Fast Net. Vehicular access to Highway 101 north and south corridors is three blocks from the property. Located within five files of the property is the North Bend Regional Airport, with year-round daily flights to and from the San Francisco Bay area and summer flights to Denver.

VI. Land Uses and development standards. The City of Coos Bay promotes high quality downtown development compatible with the historic aesthetic of the area. City staff works with the development community to ensure that good projects are approved as value-added components to the downtown, a benefit to both the developer and city residents.

Mixed use development and mutually supporting retail, service, office and residential uses are encouraged to promote land use flexibility to facilitate an active and vibrant downtown. Generous development standards facilitate ([Coos Bay Development Code](#)) affordable, robust and creative building design.

New building development would benefit from incorporating parking into its design if exclusive use of on-site parking is desired. As the property is located within the Downtown Parking District; however, off-street parking is not required. Multiple public parking lots (outlined in gold, see figure 2 below) are available just one or two blocks from the site and include; corner of North Fourth Street and Commercial Avenue, corner of North Third Street and Commercial Avenue, and an approx. three block area between Anderson Avenue and Curtis Avenue between South Fourth Street and South Broadway Street (Highway 101 South); and a future lot to be built by the city at the southwest corner of Third Street and Central Avenue. Free public street parking is available along Anderson Avenue, Central Avenue, and South Third Street, and all of Downtown Coos Bay; however, spaces and parking hours are limited.



Figure 2 Downtown Coos Bay Public Parking Lots closest to site.

VII. Property Surroundings and Resources. Downtown Coos Bay is home to City Hall, the Coos Art Museum, Seven Devils Brewery, multiple dining establishments, the Coos Bay North Bend Visitors Convention Bureau, Coos Bay Downtown/Main Street Association, the World Newspaper, many administrative and retail businesses, secondary housing above second floors of commercial buildings and some stand-alone apartments.

Beyond downtown, other pertinent agencies and businesses in the general Coos Bay/North Bend area include but are not limited to the Port of Coos Bay, CCD Economic Development, the South Coast Economic Development Council, the United States Coast Guard, the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, the Coquille Indian Tribe, Bay Area Hospital, the North Bend Medical Center, the Coos County Airport District, the Army Corps of Engineers, the Oregon Department of Forestry, Southwestern Oregon Community College, and the Coos Museum of Natural History.

VIII. Letter of Interest. The City seeks letters of interest and related required materials from interested parties in electronic format by February 19, 2020. Presentations will be scheduled with top applicants and the City of Coos Bay URA by March 5, 2021. A selection of an interested party is anticipated by March 15, 2021. All RFP responses must contain the following information in the format described below:

1. **Signed cover letter.** Provide a signed cover letter from an authorized officer or director of the interested party submitting the proposal summarizing the proposed development, an understanding of the proposal, and the person or persons authorized to represent the interested party. The cover letter must also indicate the level of financial partnership desired with the City.
2. **Development proposal.** Provide a description of how your proposed development will meet the objectives outlined in the RFP. Your development proposal should include identification of:
 - Commercial Space site plan, floor plan and public space.
 - Vehicle parking.
 - Design aspects and quality standards on elevation drawings from each side of the proposal.
 - Relationship to adjacent uses and the Downtown District.
 - If housing is proposed as a secondary use, identify type/units/size/orientation.
 - Your timeframe to develop the property.
3. **Interested party resumes/vitae** for principals, owners, project manager, architect, engineer with examples of previous projects from each, their locations and references for each team member. Length of time in business should be identified, as well as any complaints to liability carriers, legal action, including lawsuits, administrative complaints, etc., in the past five years.

VIX. Proposal Evaluation. Evaluation of proposals will be based on the required information submitted and any related information the City may learn of in analyzing or verifying information submitted in the proposal. Additional information may be requested. Consideration to the following additional criteria will also include:

1. How the proposed development meets community objectives.
2. The quality of site planning concepts, architectural design and character, and urban design considerations.

3. Demonstrated ability of the interested party in the successful development, operations and economic performance of projects of comparable type, size, scale and complexity.
4. Demonstrated ability to finance, construct and complete projects of comparable type, size, scale and complexity on time and within forecasted budgets.
5. The quality of architectural and urban design aspects of other projects completed by the interested party.
6. Financial capacity to complete the project as proposed, as exhibited in a pro forma identifying financial resources for acquisition and development and to meet the financial requirements of the proposed undertaking, debt service/financial status of projects in the interested party's portfolio.
7. Consideration of experience/history of all individuals working with the interested party to deliver high standard successful projects timely, responses from references and capacity to undertake the financial commitment for the project.

X. Proposal Transmittal Instructions. Direct all correspondence and your electronic proposal to Carolyn Johnson, at: cjohnson@coosbay.org 541-269-8924 by Friday, February 19, 2021.

ATTACHMENT A

Chapter 17.362 PLANNED UNIT DEVELOPMENT

Sections:

- 17.362.010 General.
- 17.362.020 Preliminary PUD application contents.
- 17.362.030 Approval criteria for a PUD.
- 17.362.040 Property development requirements for PUD subdivisions.
- 17.362.050 Expiration and extension of preliminary PUD approval.
- 17.362.060 Construction prior to final plat approval – Bonds.
- 17.362.070 Improvement plans.

17.362.010 General.

- 1) For Subdivision of land. The subdivision planned unit development (PUD) process is established to encourage the development of single or multiple tracts of land as one project. An approved PUD may deviate from specific site standards as long as the PUD substantially complies with general purposes of the applicable standards of this title. The PUD approach is appropriate if it maintains compatibility with surrounding areas and creates an attractive, healthful, efficient, and stable environment. It is the intent of the PUD process to: achieve a more efficient use of land through shared facilities and services, thereby economizing on development costs; afford innovative design opportunities rather than the conventional lot-and-block land use so that a developer gains freedom in the placement and uses of buildings and open space, and in the design of facilities and traffic circulation systems; maximize development potential of building sites constrained by special features such as topography, shape, or size while minimizing the potential for hazardous conditions; and provide substantial active and passive open space and trail systems for use of nearby residents.
- 2) For Development projects. The planned unit development (PUD) process for non-subdivision projects is established to accommodate the intent and directives of the Comprehensive but allows deviation from a land use district's underlying development standard consistent with 17.362.030(2). The PUD approach can facilitate creative and innovative development strategies if it maintains compatibility with surrounding areas and creates an attractive, healthful, efficient, and stable environment.

17.362.020 Preliminary PUD application contents.

- 1) PUD related to a subdivision. An applicant for a preliminary partition shall submit the materials required of 17.130.040 and 17.130.050 and the subdivision requirements of 17.367.030, Preliminary plat application contents.
- 2) PUD related to non-subdivision development projects. A land use application shall include the requirements specified in 17.130.040 and 17.130.050.

17.362.030 Approval criteria for a preliminary PUD.

- 1) Subdivision PUD. The review authority shall evaluate a preliminary PUD against the approval in CBDC 17.367.040, Approval criteria for a preliminary plat, and the requirements of this chapter.
- 2) Development project PUD. The review authority shall evaluate a PUD against the approval requirements of the CBMC to accommodate an adjustment the numerical standards for the following: setbacks, building heights, landscaping, lot coverage and lot dimensions or lot area. However; deviation from these standards shall not exceed the limits of the Uniform Building Code.

17.362.040 Property development requirements.

- 1) Permitted Uses. With a PUD, the city may allow any permitted or conditional use in any zone of the city as a part of the land use permitting process.
- 2) Density. The density of a PUD shall not be more or less than 10 percent of the overall density permitted by the underlying zoning district.
- 3) Access and Roads.
 - (a) The development shall provide vehicular and pedestrian access from a dedicated and improved street.
 - (b) Private streets within the development shall meet the following minimum paving standards:
 - (i) Eighteen feet where no on-street parking is allowed.
 - (ii) Twenty-eight feet where on-street parking is allowed only on one side of the right-of-way.
 - (iii) Thirty-six feet where parking is permitted on both sides of the right-of-way.
 - (iv) All private streets within a PUD shall be designed and constructed to city standards.
 - (v) An additional three feet on each side of pavement shall be designated as right- of-way area in which no construction shall take place.
 - (vi) The review authority shall approve the names of all streets within the PUD. The owner or operator of the development shall furnish, install, and maintain street signs of a type approved by the review authority.
- 4) Services.
 - (a) Fire Protection. The PUD shall provide on-site fire protection facilities in accordance with current regulations and requirements of the city applicable to the development.
 - (b) Lighting. All roads within a planned unit development shall be lighted at night to provide a minimum of 0.35 foot-candles of illumination.

- 5) Recreational Areas and/or Open Space (Residential Subdivisions Only).
 - (a) Minimum Area. A PUD shall provide not less than 40 percent of the total gross area as recreation areas and/or open space. Designated recreational and/or open space shall contain a minimum area of 3,000 square feet with a minimum dimension of 30 feet.
 - (b) Plan. The plan shall contain the following:
 - (i) The boundaries of the proposed area;
 - (ii) A written explanation of the purpose of the area and a description of any improvements to be made; and
 - (iii) A description of the manner in which the area will be perpetuated, maintained, and administered.
 - (c) Guarantee. The preservation and continued maintenance of property commonly owned and/or held for common use shall be guaranteed by a restrictive covenant running with the land specifying the description of the area, its designated purpose(s), and maintenance assurances. Copies of these legal documents shall be filed with the community development department before occupancy of any dwelling.
- 6) Off-Street Parking and Loading. The provisions of Chapter 17.330 CBDC shall apply.
- 7) Signs. The provisions of Chapter 17.333 CBDC shall apply.

17.362.050 Expiration and extension of PUD approval

- 1) Subdivision approved as a PUD is subject to CBDC 17.367.050, Expiration and extension of preliminary plat approval.
- 2) A PUD related to all other development is subject to CBDC 17.130.140, Expiration and extension of decisions.

17.362.060 Construction prior to final plat approval – Bonds.

A subdivision approved as a PUD is subject to CBDC 17.367.060, Construction prior to final plat approval – Bonds.

17.362.070 Improvement plans.

A subdivision approved as a PUD is subject to CBDC 17.367.070, Improvement plans.